

**Kershaw County Planning and Zoning Commission**  
**Regular Session Minutes – April 8, 2019, 5:30 PM**  
**County Council Chambers**  
**515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, George Harkins, Beth Smith, Kevin Scharf, Kate Denton, Gary Whitlock and Curtis Blackmon

Absent: None

Staff in Attendance: Joey Adams-Raczkowski, and Rhonda Darity

**Call to Order**

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

**Approval of Minutes**

Kate Denton made a motion that the minutes of the March 11, 2019 regular meeting be approved. The motion was seconded by Keven Scharf, and all voted in favor.

**Request to Rezone 110 and 122 Precipice Road, From R-15 to RD-1 – Case 19-02**

In giving his staff report, Joey Adams-Raczkowski informed the Commission that this rezoning is comprised of four (4) individual parcels (TMS# 300-00-00-122, 138, 149, and 128(p)) totaling approximately 21 acres. The applicant, Randy Bock, is requesting that the four parcels be rezoned from R-15 (Low Density, Single-Family Residential District) to RD-1 (Rural Resource District). The parcels are surrounded by R-15 zoning to the north, south, east, and west. RD-1 zoning is within 1000' feet to the east. Spot zoning is not an issue due to the lot size. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. Therefore, staff does not object to the Planning and Zoning Commission recommending approval of the re-zoning request of the subject property from R-15 to RD-1. The Kershaw County Council makes all final decisions regarding rezoning application. After a brief discussion the Chairman called for a motion. George Harkins made a motion to approve the rezoning request from R-15 to RD-1. Kate Denton seconded the motion, and all voted in favor of the rezoning.

**Major Subdivision Sketch Plan Review for Highway 1 Elgin Subdivision - Case 19-03**

In giving his staff report, Mr. Adams-Raczkowski informed the Commission that the applicant, West 11, LLC, is proposing a subdivision of 164 single family residential lots for this 62.03 acre parcel. The proposed project is located in an area designated for Economic Development, and is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. Staff has reviewed the proposed subdivision. The proposal generally meets the minimum subdivision standards set forth by the ZLDR. Staff recommends approval of the proposed sketch plan by the Planning and Zoning Commission under the following conditions: Acceptance by Kershaw County Utilities into the sewer system; the issuance of encroachment permits by SCDOT; final approval by Fire Marshal of all-weather surface standards for emergency access points and West Street; the staff report was amended during the meeting by Mr. Adams-Raczkowski to reflect that the applicant and the Fire Marshal shall work out an arraignment for a second full access onto West Street, instead of developing two emergency access points; Kershaw County will not accept into its road maintenance system any emergency access (private drives); preliminary and final plats meet all appropriate requirements; reviewed by staff, and

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found complete per ZLDR 5:2.4; landscape buffers meet the ZLDR requirements. After a brief discussion the Chairman called for a motion. Curtis Blackmon made a motion that the Planning and Zoning Commission approve the proposed sketch plan with the contingencies being outlined, that there be two (2) full entrances, the sewer system be accepted by Kershaw County Utilities, the issuance of encroachment permits by SCDOT, approval by the Fire Marshal for all weather surface standards for emergency access points on West Street, landscape meets and ZLDR requirements, and that Kershaw County will not accept into the road system the two proposed emergency access (private drives). The Commission discussed the emergency access drives, and it was stated that the conditions for approval, were the conditions set forth in the amended Staff Recommendations. Gary Whitlock seconded the motion. Voting in favor of the motion was, Claude Eichelberger, George Harkins, Beth Smith, and Kevin Scharf, Curtis Blackmon, and Gary Whitlock. Kate Denton voted to oppose the request. The motion was approved by a vote of 5 to 1 to approve the sketch plan review with conditions.

### **Adjournment**

At 6:02 PM, the Chairman called for a motion to adjourn. The motion was made by George Harkins. Seconded by Kate Denton, and all voted in favor.

Respectfully submitted,

***Rhonda Darity***

Rhonda Darity  
Secretary

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